



4A Western Avenue, Herne Bay, CT6 5QG



SINGLE STOREY VACANT COMMERCIAL BUILDING MAINLY DETACHED BUT PARTLY LINKED AT THE FRONT . SOLD AS SEEN(EXCLUDING CONTENTS) . WATER ,DRAINAGE AND ELECTRIC SUPPLIES CONNECTED. CONVENIENTLY LOCATED ON THE WEST SIDE OF TOWN , CLOSE TO HIGH STREET AND SEA FRONT . TOTAL AREA INCLUDING THE SHOWER ROOM AND KITCHEN IS APPROX 290 SQUARE FEET . HISTORICALLY A NUMBER OF TRADES HAVE USED THIS PROPERTY OVER MANY YEARS , LATERLY USED AS A SECONDARY OFFICE FOR A SUCCESSFUL ESTABLISHED LOCAL DOUBLE GLAZING COMPANY . SOME CHANGE OF USEAGE MAY REQUIRE PLANNING CONSENT .

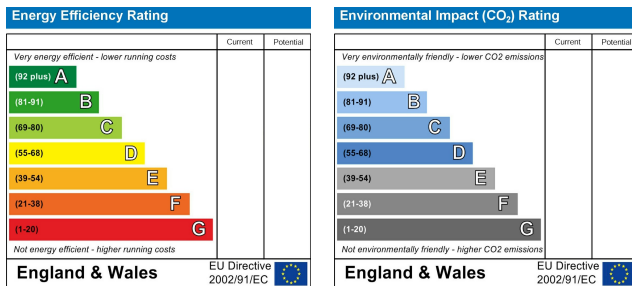
£45,000 Freehold

WILBEE & SON



01227 374010

property@wilbeeandson.co.uk



Note:

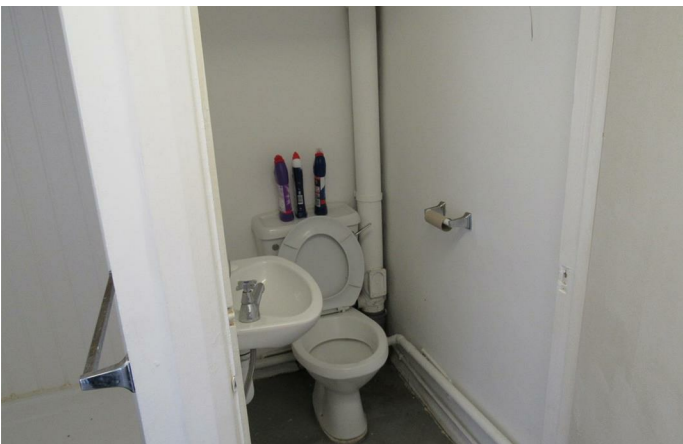
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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